

Important Information for Residents of The Meadows Estate

Building Safety Remediation Work

Dear Residents,

This is a detailed document created to inform you about upcoming building safety remediation works needed for the buildings across the Meadows Estate.

Section 1: Is my home safe?

We want to make it clear that your home is safe to occupy. Please be assured that our experts have determined there is no need for you to move out of your homes. There is also no requirement to implement interim safety measures like a waking watch or temporary alarms, based on the surveys and risk assessments conducted on each building.

Our experts have determined that certain works are required across the estate to be compliant with regulatory requirements. These works will take place between the walls inside your property and the walls outside, known as the external wall system. There are four distinct material types that make up the outer wall covering. These are brick, render, non-combustible High Pressure Laminate (HPL) cladding and timber. Then there are elements of insulation and waterproofing before the internal walls of your home.

Section 2: Details of the Required Work

During 2023, a Fire Risk Assessment of External Walls (FRAEW) was carried out on each building, identifying the required safety works required. The reports, received in 2024, outline two main elements of the works:

1. **Compartmentation:** Ensuring that compartmentation lines (barriers) are present within certain external wall types, such as render, brick, and non-combustible High-Pressure Laminate (HPL) cladding.
2. **Material Replacement:** Replacing the timber wall type with a non-combustible alternative.

We are aware of other ongoing issues, so we are also working closely with our colleagues who lead on the management of your building and wider estate to coordinate these efforts effectively, streamline communication, maximise efficiency and minimise duplication of costs.

How was this identified?

Following the Grenfell tragedy, we have implemented and maintained a risk assessment process across all our buildings. Our buildings have been reviewed based on a number of risk factors including height, materials and occupancy. Where appropriate, they are assessed for an External Wall System Fire Review certificate (ESW1) based on the available methodology.

In 2023, despite having a favourable EWS1 for buildings at The Meadows, we conducted the FRAEW across the estate to assess elements not considered under the initial methodology. The FRAEW was introduced in 2022 as a method for building owners to further assess the risk of fire spread across external walls and the risk of life and building in a new way. This is supported by PAS9980, a methodology statement produced for fire engineers to make assessments and

judgments. The publication of these documents was a direct response by the Government to provide a risk-based approach to such assessments.

The FRAEW for each building sets out the risks identified following intrusive surveys of the buildings and has some recommendations on the type of remedial solutions; however, these will be further refined through the project delivery stage. As stated above, the recommendations did not include any immediate interim measures, therefore following internal peer reviews of the findings, the reports were received by NHG in 2024.

Section 3: What have we done so far:

As part of the Buildings Safety Remediation Team, I have been allocated to oversee this project. Our team within NHG was established to remediate risks relating to fire and structure following building reviews and are specialised to deliver large remediation projects of this nature. As the Project Manager, I will oversee the delivery of this project and will initially appoint external consultants to refine the scope of works and ensure the quality of their delivery.

We are currently in the process of appointing the external professional team, including an Employers Agent, Cost Consultant, Architect, Principal Designer, and Fire Engineer, to develop the detailed project scope and design. Our Executive Board approved these appointments and the necessary budget on February 25, 2025. We anticipate being able to start the works on site in early 2026. Concurrently, we are also pursuing claims under original building warranties and a legal claim against the original contractors, Allenbuild. Please note that due to the nature of this claim, we are unable to disclose further details as it may prejudice our position and chances of success.

Section 4: Will I have to pay for this?

No. There will be no costs passed on to you as a tenant or leaseholder for any costs related to the remediation of the external wall, including any fees associated with the professional team. This commitment remains in place regardless of the outcome of any claim we have made (as described above). In time, it is likely we will look to apply for Government funding where it is available for these works, the outcome of any application will be shared accordingly.

Section 5: What about my EWS1?

The EWS1 was a form created by the Royal Institute of Chartered Surveyors (RICS) to give reassurance to lenders about the cladding on buildings. As the EWS1 form is typically necessary during a transaction supported by a mortgage lender, this will only affect you if you are considering sale of your home, remortgage or staircase.

A Fire Engineer used by many landlords across the UK, Adam Kiziak, who was a director at Tri Fire was suspended by the Institute of Fire Engineers (IFE) in August 2024. He was subsequently expelled on 7 February 2025. Since his suspension, we have not accepted any EWS1 forms signed by Mr Kiziak and no longer commission Tri Fire to perform these assessments on our buildings. We are aware that since the start of January 2025 some lenders have taken the decision not to accept any EWS1 forms supplied by Tri Fire.

Your building does have an EWS1 supplied by Tri Fire. This means that if you want to sell, staircase or remortgage your home now it is likely that your lender will not accept this document. The ratings provided by Tri Fire for buildings across the estate varied, however we are



discussing with the provider of the FRAEW if the EWS1 remains a requirement for your buildings under the new methodology and, if so, what the likely outcome would be.

If a favourable EWS1 (B1 rated or higher) is required, this will be intrinsic to our remediation project, along with ensuring that risk is reduced to a tolerable level in line with current guidance and regulations. It should be noted that an EWS1 will typically only be available at the end of the works to each building.

What support can you offer in the meantime?

As with other schemes we are in the process of remediating, we can provide a formal letter of comfort, stating no costs will be passed on to you regarding the external wall works. This would only be relevant should you be looking to sell your home, remortgage or staircase. Residents, in similar circumstances where works are required in other buildings, have been able to successfully complete these types of transactions. Additionally, you may be eligible for a Landlord Deed of Certificate, however this is dependent on an eligibility criterion, your own circumstances and the height of your building.

If you need either of the above documents, please request this through your local officer.

Section 6: What happens now?

We are in the process of finalising the appointments of the core project team detailed above, which we expect to complete in March. This will be followed by a period of developing the scope and design of the works, which will likely involve additional estate visits from the core team. At this stage, works will not start this year, but we will keep you informed as the timeline develops.

We intend to hold a special residents' meeting, in consultation with your residents' association, to discuss the project details. You'll be notified of the meeting's date and time well in advance.

During the project we aim to meet every 6-8 weeks to update you and keep you informed of next steps that we are taking. These meetings are also to keep you informed on the changes that you will see around your neighbourhood and how this may impact you. Furthermore, giving an opportunity to ask questions and advise us of any matters you would like raise. Following any meeting we will issue updates, including any presentation packs used within 10 working days.

We intend to share the details of the meeting, inform you on the progress with the developer and the next steps for this project in the next update.

Questions and feedback



For any questions or inquiries before the meeting is arranged, please can you submit any questions by using the link <https://bit.ly/meadows-bsq>. It also allows you to indicate whether you have had any issues with a lending transaction (i.e. sale or remortgage). You can also scan the QR code to access the form.

For any questions or queries not related to this letter, please make contact using My Account or via your usual means.

Yours sincerely,

Daven Hinkson
Project Manager

